

ORDINANCE NO. 010419-82

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4402 TODD LANE, FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) to limited industrial services-conditional overlay (LI-CO) combining district on the property described in File C14-00-2266, as follows:

A 1.00 acre tract of land, more or less, out of the Santiago Del Valle League, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 4402 Todd Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses of the Property are prohibited:

Kennels	Indoor sports and recreation
Outdoor sports and recreation	Restaurant (general)
Restaurant (limited)	Restaurant (drive-in, fast food)
Hotel-motel	Congregate living
Residential treatment	Theater

2. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited industrial services (LI) base district and other applicable requirements of the City Code.

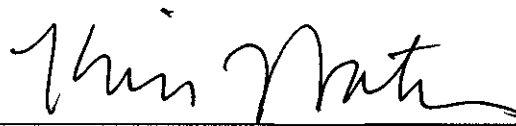
PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on April 30, 2001.

PASSED AND APPROVED

_____, April 19, 2001

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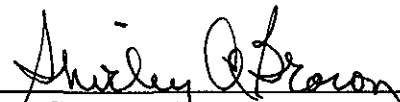
Kirk Watson
Mayor

APPROVED:



Andrew Martin
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

DESCRIPTION OF A 1.00 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE LEAGUE, BEING ALL OF THAT CERTAIN 1 ACRE TRACT OF LAND AS DESCRIBED IN A DEED TO GEORGE ATWOOD, SR. AND ROBERTA ATWOOD OF RECORD IN VOLUME 3007, PAGE 1056 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.00 ACRE TRACT BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ¾ inch iron pipe found for the northwest corner of said Atwood 1 acre tract, being also the southwest corner of that certain 7.844 acre tract of land as described in a deed to Texas Readymix, Inc. of record in Volume 10839, Page 1664 of the Real Property Records of Travis County, Texas, being also in the east line of Ben White Business Park, Section 2, Phase 2 a subdivision of record in Book 84, Pages 88A-88B of the Plat Records of Travis County, Texas and being the northwest corner of the herein described tract;

Thence, S 60° 00' 00" E, with the north line of said Atwood 1 acre tract, the south line of said 7.844 acre tract and the north line of the herein described tract, for a distance of 552.40 feet to an iron pipe found for the northeast corner of said Atwood 1 acre tract, being also the southeast corner of said 7.844 acre tract, being also in the west line of Todd Lane, a varying width right-of-way, and being the northeast corner of the herein described tract;

THENCE, S 31° 06' 49" W, with the east line of said Atwood 1 acre tract, the east line of said Todd Lane right-of-way and the east line of the herein described tract, for a distance of 79.78 feet to an iron rod found for the southeast corner of said Atwood 1 acre tract and being the southeast corner of the herein described tract;

THENCE, N 59° 51' 29" W, with the south line of said Atwood 1 acre tract and the south line of the herein described tract, for a distance of 552.58 feet, to an iron rod found for the southwest corner of said Atwood 1 acre tract, being also in the east line of said Ben White Business Park, being also the northwest corner of that certain 4.204 acre tract of land as described in a deed to Security Capital Industrial Trust, of record in Volume 12718, Page 1858 of the Real Property Records of Travis County, Texas and being the southwest corner of the herein described tract;

THENCE, N 31° 16' 07" E, with the west line of said Atwood 1 acre tract, the east line of said Ben White Business Park and the west line of the herein described tract, for a distance of 78.42 feet to the POINT OF BEGINNING and containing 1.00 acre of land.

THE STATE OF TEXAS

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KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, William D. Warrick, a Registered Professional Land Surveyor, do hereby state that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during July, 2000 under my direction and supervision.

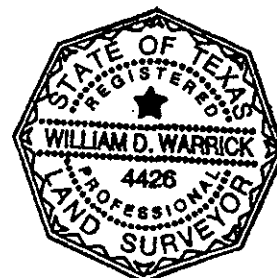
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas this the 13th day of July, 2000, A.D.

PBS&J
P.O. Box 162690
Austin, Texas 78716-2690

William D. Warrick

William D. Warrick
Registered Professional Land Surveyor
No. 4426 - State of Texas

EXHIBIT A



010419-8.2



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER J17
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-00-2266 ADDRESS: 4402 TODD LANE SUBJECT AREA (acres): N/A	DATE: 01-01 INTLS: BAR	
	CASE MGR: W.WALSH				